

## ***SWEETWATER***

**2000 Census Population.....13,139**

**Community 2020 Target.....16,303**

**April 2004 WC Map Population .....15,280**



### **APRIL 2004 WORKING COPY MAP**

The key objective in creating the April 2004 Working Copy map is to maintain Sweetwater's existing pattern of development and community character. The community is primarily *built out*, and the majority of the existing residential density designations were retained.

### **KEY COMMUNITY ISSUES**

- Mitigation of environmental impacts from the alignment and construction of the State Route 125 toll road
- Mitigation of impacts to community character from rapid development in the City of Chula Vista
- Local Road congestion that has occurred as the number of commuters in surrounding jurisdictions has increased
- Annexations that have physically divided the community and resulted in development that is inconsistent with community character
- Desire to be removed from the City of Chula Vistas sphere of influence

### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

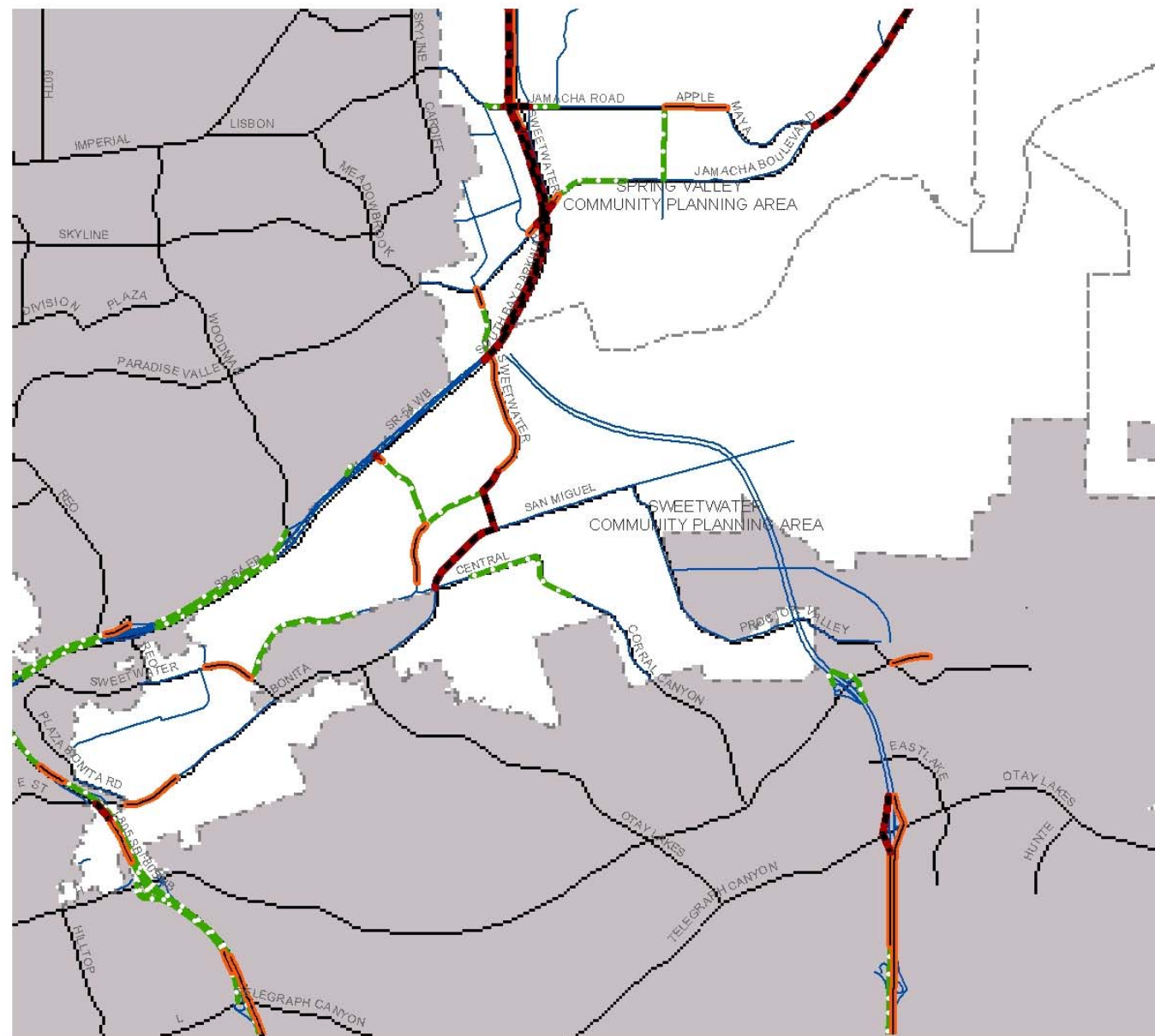
- The traditional services provided by a village core are located in the adjacent city of Chula Vista
- Recognizing existing land ownership as over half of the community planning area is designated Public/Semi-Public

### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 10 lane-miles of roads operating at LOS E or F in Sweetwater. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$38 million. Traffic forecasts for the April 2004 Working Copy map are similar to forecasts for the existing general plan.

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<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.



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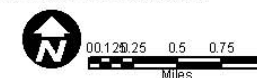
August 2003 Working Copy Map

**Level of Service**

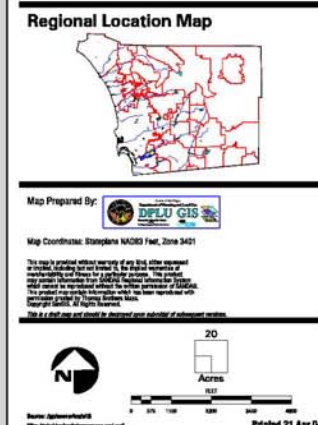


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**RESIDENTIAL PROPERTY REFERRALS**

<b>143</b>	<b>Lee Vance</b>				
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>	
	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre	
<b>h</b>	<b>Kourosh Hangafarin</b>				
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>	
	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre	